

**AGENDA
FLATHEAD COUNTY PLANNING BOARD
November 9, 2016**

The Flathead County Planning Board will meet on **Wednesday, November 9, 2016** beginning at **6:00 P.M. in the 2nd Floor Conference Room of the Earl Bennett Building, 1035 1st Ave West, Kalispell, Montana.**

Please turn off all cellular telephones.

Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair. Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.

All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/ or contact the Commissioners office at 758-5503, for the scheduled date and time of a particular item.

The Agenda for the meeting will be:

- A. Call to order and roll call**
- B. Pledge of Allegiance**
- C. Approval of the October 12, 2016 meeting minutes.**
- D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)**
(anything not related to agenda items)
- E. Public Hearings: The Flathead County Planning Board will hold public hearings on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:**
 - a. **FZC-16-10 JC&A, LLC**-A zone change request in the Westside Zoning District by JC&A LLC. The proposal would change the zoning on three parcels containing approximately 4.3 acres from R-1 (*Suburban Residential*) to I-1 (*Light Industrial*). The subject properties are located at 2174 Airport Road, south of Kalispell.
 - b. **FZC-16-11 DONOVAN-DEBRA BERGESEN**-A zone change request in the Highway 93 North Zoning District by Carver Engineering on behalf of Donovan & Debra Bergeson. The proposal would change the zoning on a parcel containing approximately 11.8 acres from SAG-10 (*Suburban Agricultural*) to I-1H (*Light Industrial Highway*). The subject property is located at 255 Scenic Ridge Road, north of Kalispell.
 - c. **FPP-16-01 WHITEFISH RIVER TRAILS PH 2-5 (NEW MATERIAL)**-A request from Conservation Land Use, LLC for preliminary plat approval of Whitefish River Trails Phase 2-5; a 17-lot clustered residential subdivision located approximately 1/3 mile east of Whitefish Stage along Mannington Street. The proposed subdivision would create 17 lots with 16 of the lots clustered toward the western side of the property. The application was reviewed by the Planning Board on June 8th and August 10th and reviewed by the Flathead County Commissioners on September 15th and October 13th. 'New material' requiring an additional public hearing per 4.4.6 and 4.4.7 FCSR was provided at the October 13th Commissioners meeting which included correspondence from MDT regarding approach permit process and proposal to amend the plat to create a .486 acre common area along the southern boundary of the proposal between the open space lot (Lot 21) and Lot 8 to be owned by the Homeowners Association.
 - d. **FPP-16-06 ANDERSEN ROE SUBDIVISION**-A request from Gwyn Andersen for preliminary plat approval of Andersen-Roe Subdivision, a proposal to create 1 additional lot on 20.612 acres and located on the north side of Mennonite Church Road, approximately 1/2 mile east of Montana Highway 35. The proposed subdivision lots would be served by individual wells and septic. The property is currently unzoned.
 - e. **FZTA-16-01 LABRANT LINDSEY LANE TEXT AMENDMENT**-A request by the LaBrant/Lindsey Lane Land Use Advisory Board and the Planning and Zoning Office for amendments to Section 3.39 of the Flathead County Zoning Regulations. The amendments include proposed changes to Section 3.39.030, Conditional Uses, Section 3.39.040, Lot Size and Dimensional Requirements, and Section 3.39.120, Definitions.
- F. Old Business**
- G. New Business**
- H. Adjournment**

Note: *The next meeting will be held December 14, 2016.
10/21/201*

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.